

## Harrow

### 23/23A Kenton Park Parade Kenton Road Middlesex HA3 8DQ

- **Freehold Shop and Residential Investment**
- Shop let to Ladbrokes
- New five year lease agreed (1)
- Flat let on Assured Shorthold Tenancy
- Reversion 2014 (1)
- Total Current Rents Reserved  
**£26,400 pa**



#### Tenure

Freehold.

#### Location

The London Borough of Harrow is located some 11 miles north-west of Central London. Harrow benefits from good road communications with both Junction 1 of the M1 and the North Circular located 5 miles to the east and accessed via the A4006.

The property is situated on the north side of Kenton Park Parade in a prominent position on the corner of Kenton Park Avenue approximately 1/2 mile east of Kenton Underground Station.

Occupiers close by include William Hill, Barclays, Londis and KFC (adjacent).

#### Description

The property is arranged on ground and two upper floors to provide a ground floor betting shop with a self-contained maisonette on the two upper floors which is accessed from the front.

#### VAT

VAT is not applicable to this lot.

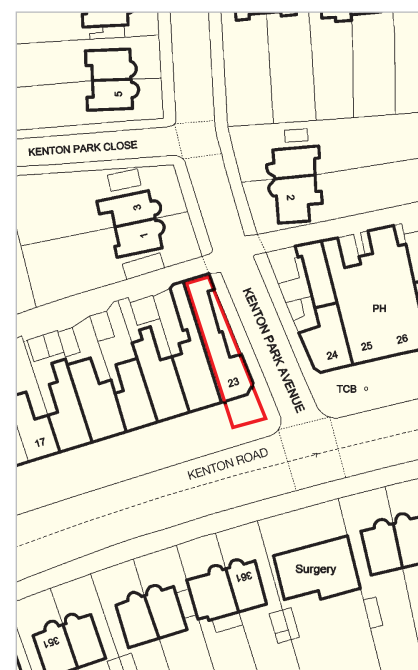
#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

Flat EPC Rating 72 Band C.

Shop EPC please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
23	Ladbrokes Betting and Gaming Limited (2)	Gross Frontage 7.5 m (24' 7") Net Frontage 5.6 m (18' 5") Shop Depth 14.2 m (46' 7") Built Depth 21.7 m (71' 2")	10 years from 26.06.2004 No further reviews FR & I	£15,000 p.a.	Reversion 2014 (1)
23A	Individual	First and Second Floor Maisonette comprising 4 Rooms, Kitchen and Bathroom (not inspected by Allsop)	6 month Assured Shorthold Tenancy from 01.01.2014	£11,400 p.a.	Reversion 2014

(1) In respect of the lease renewal due in June 2014, a new five year lease has been agreed at the same rent subject to contract. The leases are with the parties for signing.

(2) No. of Branches: Over 2,800 across the UK, Ireland, Belgium and Spain. Website Address: [www.ladbrokes.co.uk](http://www.ladbrokes.co.uk)  
For the year ended 31st December 2012, Ladbrokes Betting & Gaming Limited reported a turnover of £770.85m, a pre-tax profit of £172.106m. shareholders' funds of £1.824bn and a net worth of £983.843m. (Source: riskdisk.com 28.02.14.)

**Total £26,400 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms L Wilkinson, Blake Lapthorn. Tel: 0207 405 2000 e-mail: [laura.wilkinson@bllaw.co.uk](mailto:laura.wilkinson@bllaw.co.uk)

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